



**MUNICIPALITY OF EAST FERRIS**

**COMMITTEE of ADJUSTMENT**

**Wednesday, July 15<sup>th</sup>, 2020**

The Regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, July 15<sup>th</sup>, 2020 at 6:30 p.m. via Zoom.

**PRESENT:** John O'Rourke, Al Herauf, John Symons, Manager of Planning and Economic Development, Greg Kirton, Recording Clerk, Kari Hanselman, Planning Intern, Taran Lennard

**EXCUSED ABSENT:** Frank Corbeil, Bill Boake

**ALSO IN ATTENDANCE:** Rick Miller, Miller & Urso Surveying

**ADOPTION OF AGENDA:**

Resolution No. 2020-04  
John Symons – Al Herauf

That the draft agenda as amended and presented to the Committee dated the 15<sup>th</sup> day of July, 2020 be hereby adopted as circulated.

-The agenda was amended by adding item a) under Correspondence – Decision making authority on Consent to Sever applications.

CARRIED

**ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):**

Resolution No. 2020-05  
Al Herauf - John Symons

That the minutes of the Committee of Adjustment Meeting of June 17<sup>th</sup>, 2020 be adopted as circulated.

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:**

None for this session



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**RATEPATER’S DELEGATIONS:** None for this session

**BUSINESS ARISING FROM THE LAST MEETING:** None for this session

Prior to the Public Hearing, Mr. Kirton advised that anyone watching via the live stream, who wishes to comment on the applications may e-mail him and he will provide the zoom link.

**PUBLIC HEARING:**

- a) **A-2020-02 & A-2020-04  
Heather Leckie**

A public meeting was held on an application submitted by Heather Leckie. The applicant’s proposal requested a variance to permit the reconstruction of a dwelling on the subject lands. The owner is requesting a decrease in the required setback from Trout Lake from the permitted 20 metres, to the proposed 11.53 metres.

Rick Miller, agent for the applicant, spoke to the application. Staff was in support of the application and no objections were received.

Chair O’Rourke confirmed no e-mail requests for commenting were received.

The application was approved as requested.

**DECISION OF MINOR VARIANCE:**

John O’Rourke – Al Herauf – John Symons

**We**, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and Official Plan will be maintained.

**CONCUR** in the following decision and reasons for decision on the 15<sup>th</sup> day of July, 2020.

**DECISION:** That the requested variance to permit the decrease in setback from Trout Lake for the subject lands be approved.



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#### REASONS FOR DECISION:

- 1) The general purpose and intent of the Official Plan is being maintained;
- 2) The general purpose and intent of the Zoning By-law is being maintained;
- 3) The development is desirable and appropriate for the land and consistent with the neighbourhood; and
- 4) The variance is minor in nature.

No public input was received at the public meeting and COA is of the opinion that the proposal is consistent with Provincial Policy, the general intent and purpose of the Official Plan and Zoning By-law, the development is desirable and appropriate for the land and the variance is minor in nature.

#### CORRESPONDENCE:

##### a) Decision making authority on Consent to Sever applications

Mr. Kirton advised the Committee that as of the next meeting Council has delegated decision-making authority on Consent to Sever applications to the Committee of Adjustment. This will streamline the process for applicants as well as reduce completion timelines.

#### ADJOURNMENT:

Resolution No. 2020-06  
John Symons – Al Herauf

That the Committee of Adjustment meeting adjourn at 6:49 p.m. and meet again when required.

CARRIED

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Chair, John O'Rourke

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Greg Kirton, Manager of Planning